



# City of Seattle Preliminary Assessment Report

October 29, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6217224	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	06/01/09
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	
<b>Address</b>	3931 Brooklyn Ave NE		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	JODI O'HARE 26456 MARINE VIEW DR S DES MOINES WA 98198 (425) 681-4718
<b>King County APN</b>	<a href="#">1142001950</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Demolish Existing building and construct new Ethnic Cultural Center for University of Washington	<b>Applicant Email</b>	<a href="mailto:jodi@permitcnw.com">jodi@permitcnw.com</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## PASV Report

**Contact:** No Contact Assigned

Based on the information provided at this time, it appears that no additional submittal requirements are required to address unusual or complex site conditions. Be advised that it is the applicant's responsibility to seek guidance from DPD should the scope of the project change. Failure to contact DPD at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street and Alley Requirements

#### NE 40TH ST

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines & electrical vaults along NE 40th St.

#### BROOKLYN AVE NE

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines & electrical vaults along Brooklyn Ave NE.

### Other Requirements

- Please contact the SCL Electric Service Engineer several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Engineer is: Abdi Yussuf, 206-684-0121, [abdirahman.yussuf@seattle.gov](mailto:abdirahman.yussuf@seattle.gov)

## DPD Drainage Requirements

**Contact:** Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: Brooklyn Ave NE and NE Lincoln Wy

Sanitary sewer main size: 24-inches and 18-inches

Storm drainage main location: Brooklyn Ave NE

Storm drainage main size: 36-inches

Other location: Private Sewer Main: Cowlitz Rd NE & NE Cowlitz Rd; Private Storm Main: NE Lincoln Wy & NE Cowlitz Rd

Other size: 12 & 21-inches; 12 & 15-inches

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system. See locations above

### Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at See locations above.

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Lawrence L Falk, (206) 684-0471, [larry.falk@seattle.gov](mailto:larry.falk@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### NE 40TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

#### BROOKLYN AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## SDOT Requirements

**Contact:** Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### Street Improvement Requirements

#### NE 40TH ST

Other requirements: vacated public street ROW now NE Lincoln Wy private road

#### BROOKLYN AVE NE

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if street trees you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

### Discretionary ROW Requirements

Miscellaneous decorative elements in the right-of-way (ROW). Miscellaneous decorative elements such as planters, benches, etc. in the public right-of-way are discouraged. SDOT Street Use will evaluate proposals on a case-by-case basis provided the applicant supplies documentation explaining how the improvement provides a critical function to the property or a public benefit. See Seattle Right of Way Improvements Manual (ROWIM) section 4.25 for design requirements. An Annual permit is required for structural buildings overhangs, marquee/awnings, and all other encroachments in the public right-of-way (ROW). Annual permits are 30-day revocable permits and an indemnity agreement including insurance may be a condition of the permit. Be advised that annual fees may escalate over time subject to the Street Use Fee Schedule. If your project is proposing to install miscellaneous decorative elements in the right-of-way (ROW) in conjunction with other required street improvements apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Other requirements: ROW improvements may result from MUP discretionary review. Non-standard elements in ROW will warrant SDOT application for design guidance and concept approval..

## SPU Requirements

**Contact:** Tanya Treat, (206) 615-1636, [TreatT@seattle.gov](mailto:TreatT@seattle.gov)

### Existing Public Infrastructure - Water

Water main location: Brooklyn Ave NE, NE Lincoln Way

Water main size: 8", 12"

Water main pipe material: Cast Iron

Closest fire hydrant location: NE corner of NE 40th St and Brooklyn Ave NE

Closest fire hydrant distance from property line: 100 feet

## Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.